




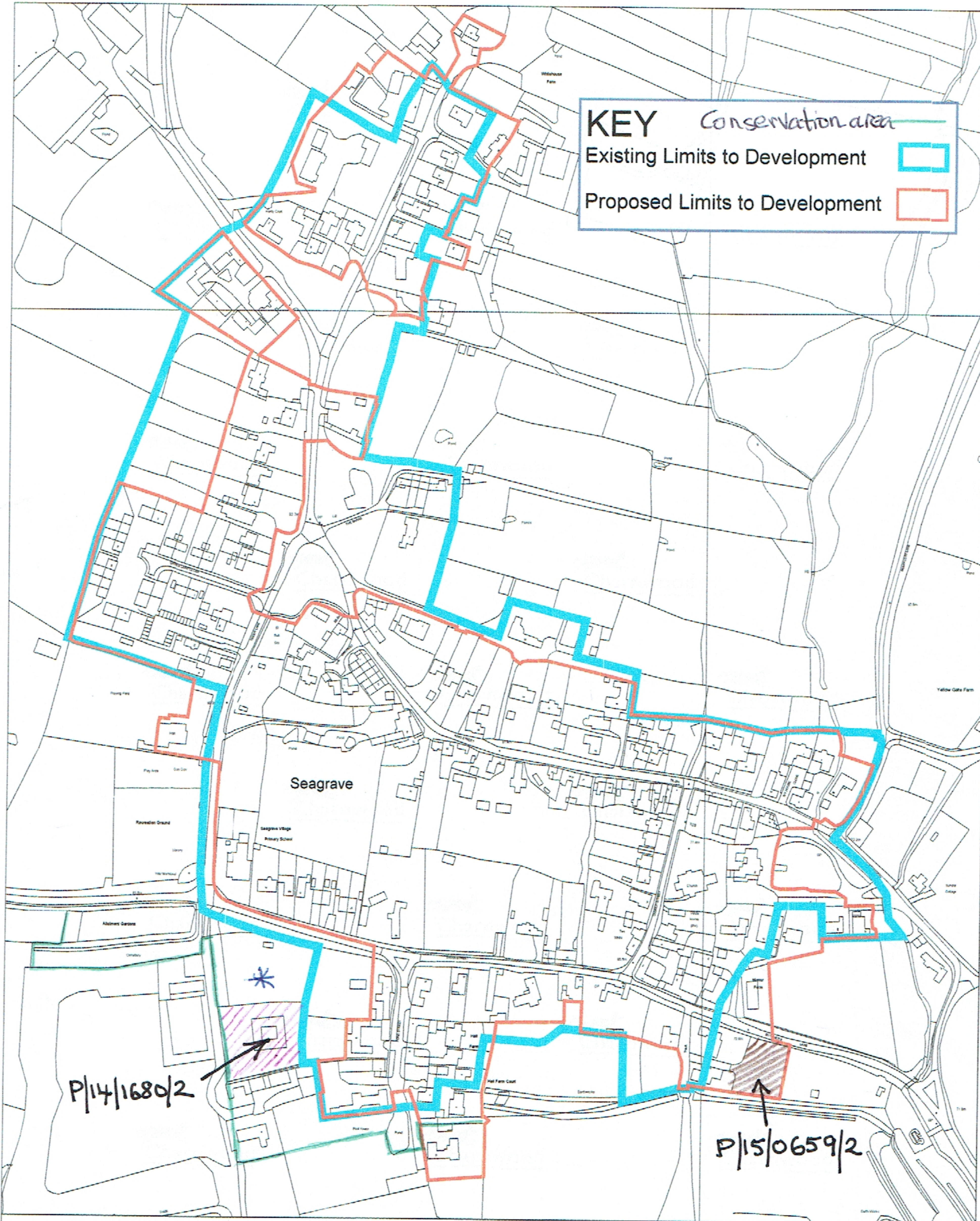
FULL NAME	JOB TITLE	ORGANISATION	CUSTOMER ADDRESS	PHONE NUMBER	EMAIL ADDRESS	DUTY TO COOPERATE	LEGALLY COMPLIANT	SOUND	WHICH PART	WHICH PARAGRAPHS	WHICH POLICY
Mr Gerald McHugh	Company Director	McHugh Construction Ltd	The Hayloft Bandalls Farm Cotes Road, Burton On The Wolds, -, Leicestershire, LE12 5TF	07855957611	gerry@mcughconstruction.co.uk	No	No	No	Policies Map		

WHICH POLICY MAP	WHICH DIAGRAM	WHICH TABLE	WHY PLAN NOT SOUND	MODIFICATIONS	HEARINGS	HEARING SESSIONS
Settlement Limits to Development Assessment Maps Annex A - Mapped New Settlement Limits Page 23 Seagrave			<p>The new Charnwood Local Plan seeks to review the defined limits to development but the proposed Settlement Limits Draft Assessment (March 2018) inexplicably excludes No. 7 Swan Street for which planning was granted in 2014 (P/14/1680/2) and is currently outside the limits to development for Seagrave.</p> <p>The set of assessment principles and criteria outlined in the methodology of the Charnwood Settlement Limits Draft Assessment seek to provide a basis for the judgements to be made when identifying the settlement limits.</p> <p>Principle 1 states that "existing commitments for built development (implemented and unimplemented planning permissions) will be included within settlement boundaries.</p> <p>Principle 2 identifies certain situations which will be excluded from being within settlement limits, including "b) Outlying or isolated buildings or structures which are physically or visually detached from the built form of the settlement" and "c) Large gardens or other open areas such as paddocks or orchards"</p> <p>In determining the planning application for 7 Swan Street the Planning Officer supported the principle of development stating the site "is surrounded by substantial hedgerows and mature trees by a series of agricultural buildings and residential dwelling house and a modern stable block. As a result the site is visually and physically well-related to the edge of the village" The Officer further stated "This is a small scale development on the edge of the settlement and well-related to the form of the village".</p> <p>The new draft proposed limits to development have been extended to include, among others, two recently constructed dwellings on the approach into the village from The Fosse Way to the rear of 7 Butchers Lane (P/15/0659/2) also currently outside the limits to development and almost identical in their nature.</p> <p>Bearing in mind Policy ST/2 has been implemented in the support of P/14/1680/2, which allows for new development to be sensibly related to the existing pattern of settlement to ensure that development needs can be met without unwarranted harm to the countryside and other rural interests, the proposal to exclude No. 7 Swan Street from the new Settlement Limits Draft Assessment is therefore inconsistent and contradictory.</p> <p>The Council accepts it is currently unable to demonstrate a five-year supply of housing and, having regard to the Charnwood Local Plan (CLP) this must seek to allocate sufficient sites to address the identified housing need. The current evidence base for the CLP seeks to review the defined limits to development prior to establishing the current housing need that must be met under the NPPF and in doing so, the Settlement Limits to Development Draft Assessment (March 2018) and associated map for Seagrave proposes to further reduce the defined limits to development around No. 7 Swan Street. As such, it currently aims to further restrict the potential for housing development within the village rather than support its further delivery, contrary to the NPPF.</p> <p>Furthermore, the CLP Pre-Submission Draft July 2021 acknowledges that Seagrave has some of the services and facilities to meet most of the day to day needs of residents and good accessibility to services not available within the settlement and proposes to re-categorise Seagrave as a 'Other' settlement.</p>	<p>The Seagrave Proposed Limits to Development Map should at the very least include the land appertaining to 7 Swan Street rather than the Council adopting double standards by proposing to reduce the limits in the vicinity even further in order to prevent much needed sustainable development in an ideal location. Councils need to be transparent and consistent in decision making which is not the case in this instance.</p>	No	

KEY *Conservation area* 

Existing Limits to Development 

Proposed Limits to Development 



SEAGRAVE - PROPOSED LIMITS TO DEVELOPMENT

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Scale: 1:2500

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